

First Floor



Located near the center of Buxton, this first-floor flat with TWO BEDROOMS is available for sale with NO ONWARD CHAIN. It features a spacious living room, hallway, fitted kitchen, two bedrooms, and a bathroom.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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COMMUNAL HALLWAY

UPVC door and stairs to the flat.

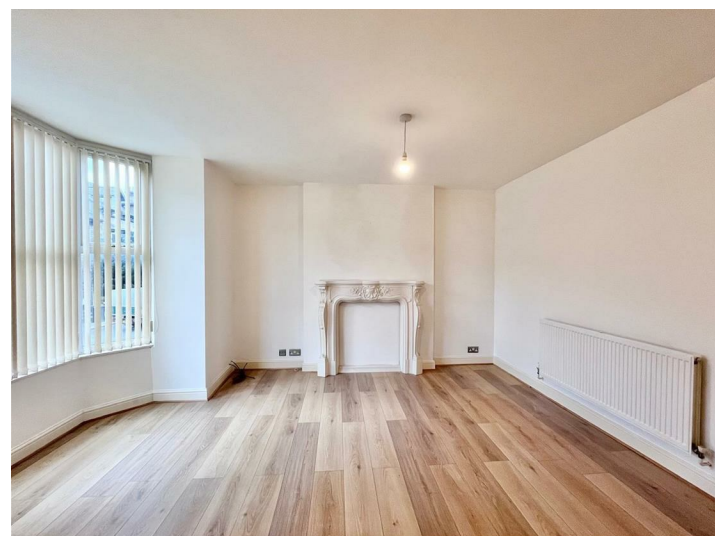
HALLWAY

Fire door, radiator, and wood-effect flooring.



LIVING ROOM

11'8 x 16'10 (maximum) (3.56m x 5.13m (maximum))
UPVC double-glazed bay window, radiator, and wood-effect flooring.



KITCHEN

6'11 x 10'8 (2.11m x 3.25m)
UPVC double-glazed window, a range of fitted base and wall units, four-ring gas hob with a stainless steel extractor fan over, integral oven, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine, radiator, and wood-effect flooring.



BEDROOM ONE

12'9 x 9'5 (3.89m x 2.87m)
UPVC double-glazed window and a radiator.



BEDROOM TWO

11'11 x 9'5 (3.63m x 2.87m)
UPVC double-glazed window and a radiator.



BATHROOM

5'2 x 10'8 (1.57m x 3.25m)
Panelled bath with a shower fitment over, WC with a push flush, wash basin with a mixer tap over, chrome ladder-style radiator, partially tiled walls, and tile-effect flooring.



NOTES

The property is believed to be leasehold, subject to solicitor verification.

Lease Information: We are advised by the vendors that the lease 999 years from 2006

Council Tax Band: A

EPC Rating: C